

## **PLANNING APPLICATION PUBLIC COMMENT**

Application number: PP/17/01637  
Site Address: Site A (Portobello Green Arcade), Site C (Acklam Car Park) and Site D (Acklam Village), LONDON, W10 5TZ  
Proposal: Mixed use development under and next to the Westway flyover to provide new arts, culture, enterprise, retail and affordable housing development, including:  
Site A - refurbishment (including demolition) at for shops use Classes A1 and A3, and/or Class B1 business use; demolition of building accommodating market storage and outdoor advertising board,  
Site C - erection of 4 storey building for Class A1 shops use and 13 x Class C3 dwelling houses, including change of use of private car park;  
Site D - for Class A1 shops and/or Class B1 business use, and/or Class D1 non-residential institutions use; Class A4 drinking establishments and/or Class D1 non-residential institutions use, market facilities and associated new access from Acklam Road; public realm works, including demolition of existing planters and hoarding; retained use of public realm for market stalls and tables and chairs; new cycle parking; and other associated works (Major Development)

**Comment received:** I wish to object to the Westway Trust's plans for the development known as the "Portobello Scheme" (PP/17/01637)

My major concern is that the original beneficiaries of the 23 acres have once again been given marginalized space in this project as less than half of the new space have been allocated to the local community.

There is a long history behind the battles for community space on the 23 acres of land held in trust for the local community under the Westway. They have continued unabated and the issue remains unresolved for over 4 decades.

The financial plans seem to be highly speculative and risky, and based upon the selling of 'affordable housing' to fund the development which will not be affordable to the majority of local residents. These properties developments so close to the motorway will not be attractive to families, but more to the affluent who are passing through with no real intention to be a part of the community? Additional further Issues will be caused for the existing neighbors of the proposed building, as their sunlight will inevitably be blocked, further enclosing their homes.

Also there are still unresolved and ongoing issues pertaining to community engagement and consultation, which although has seen some recent improvement, is still unsatisfactory. Furthermore Westway Trust have stated that they will curate the proposed arts

and culture center which brings into question how accessible it will actually be to the local community considering the trusts current track record of failures in this area. In reality they have no expert experience in the field of arts and culture and lack the necessary skills required in this specified area to guarantee and ensure success.

Previous bad decisions made by the trust in relation to arts and culture on the 23 acres such as the closure of Flyover, Portobello and the Pop Up Cinema (2015) have left the community disenfranchised for going on 2 years now. The proposed build time of 18 months will effectively kill the living and breathing arts and culture of the area. This will bring a total of 4 years without proper access for the community that the trust is charged with representing. If these conditions persist without tangible and real commitments to the local community they will inevitably lead to social unrest. More consultation and community engagement is needed to fully understand the dynamics of properly developing Acklam Village for the benefit of the local community, rather than bulldozing ahead with the desires and machinations of their now corporate mindset as experienced by the local community

With the historical issues surrounding the ratio between community and commercial space on the 23 acres still ongoing and unresolved, there is no need to create any more retail space. Over the years the ratio has moved from initially being 80% community: 20% retail, to what now appears to be the reverse and this has not been addressed or remedied within the scheme. The issue of pollution is a highly significant one as it is the fundamental reason that the Westway land was given for the benefit of the local community, yet this has not been dealt with in this scheme. Only full and transparent consultation and planning with the community will achieve this.

There are also Equality and Diversity issues stemming from the discriminatory nature of the original plans put forward These also bring into question the selection process and choice of architects Stiff and Trevillion for this project and if both the Westway Trust and the architects were operating effective Equality and Diversity policies at the time, as they collectively failed so miserably in terms of properly representing the ethnic make up of the local community in their illustrations which were heavily criticized. Although the new illustrations now have black people superimposed onto the plans I have myself informed the trust that they appeared to be more or less the same plans with new clothes.

You should seriously consider the negative knock on effects of this development to the beneficiaries who like many others, are globally feeling the brunt of the current wave of urban regeneration and gentrification, and therefore refuse planning permission until these issues have been properly resolved.

Furthermore there appears to be no tangible or concrete

considerations to the serious issue of pollution from the motorway

In conclusion I believe this application to be in breach of the following Local Plan policies:

CO2 - 'fostering vitality to contribute to the well-being of borough residents'. There is no commitment to any benefit whatever to local residents.

CO7 - 'respecting environmental limits. Mitigation of, effects of air quality and. noise'. Without a serious commitment to improving air quality this application is frankly negligent.

CP8 - re Westway. 'requires development to include appropriate measures to improve quality of the environment'. The application clearly does not improve the quality of the environment.

C1 - 'seek prescriptive, compensatory or mitigatory measures to secure the necessary social, physical, green or environmental infrastructure'. The application clearly does not meet this requirement.

CK1 - 'social and community use'. The change of use of Acklam Village to a range of private enterprises demands a change of use, which must be justified. The purpose of this application appears to be to remove social and community use altogether.

Sent by:

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Comment type:

Objection